LOT 28
IN OR 2192/505
SIMMONS COVE PB 6/140-141

AUGUST DOUGLAS W & BARBARA T
1541 PERSIMMON CIR S
FERNANDINA BEACH, FL 32034

2025

00-00-31-169S-0028-0000

BUILDING CHARACTERISTICS

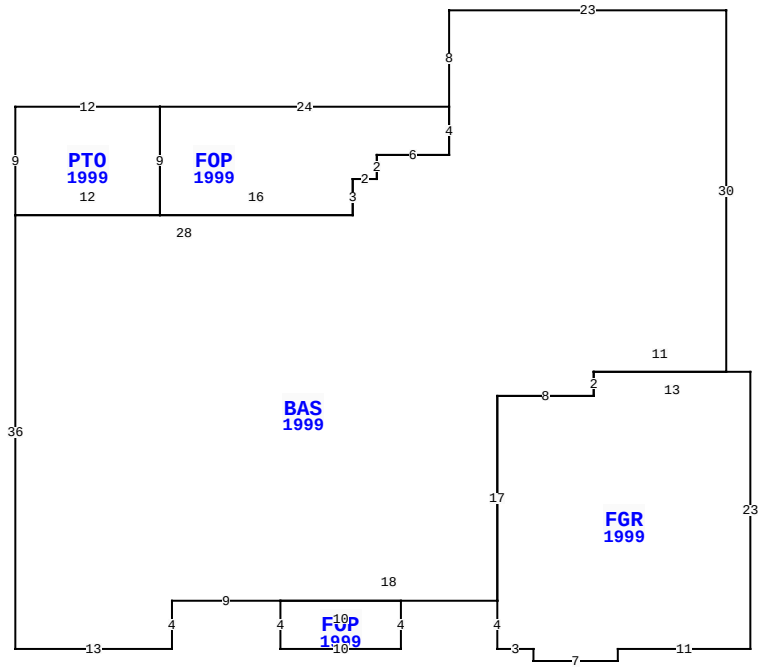
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1078.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,022	100	1999	2,022	282,217
FGR	474	55	1999	261	36,428
FOP	40	30	1999	12	1,675
FOP	180	30	1999	54	7,537
PTO	108	5	1999	5	698
TOTALS	2,824			2,354	328,555

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,354	110.7204	146.15	344,037	1999	2015	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2022 Heated Area: 2022 HX Base Yr 2022



1541 S PERSIMMON CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		328,555
TOTAL MARKET OB/XF VALUE		12,989
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		521,544
SOH/AGL Deduction		18,367
ASSESSED VALUE		503,177
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		452,455
TOTAL JUST VALUE		521,544
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		506,358

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222555	REMODEL	10,000	10/19/2022
20222099	REMODEL	25,000	04/07/2022
B984663	NEW CONSTR	122,511	12/15/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2192/0505	4/25/2018	WD	Q	I	02	337,500
GRANTOR: BRADLEY CONSTANCE						
GRANTEE: AUGUST DOUGLAS W &						
0890/0674	7/08/1999	WD	Q	I		170,600
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: BRADLEY JACK JR & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W23 S8 FOP=[YR=1999] W24 PTO=[YR=1999] W12 S9 E12 N9 $ S9 E16 N3 E2 N2 E6 N4 $ S4 W6 S2 W2 S3 W28 S36 E13 N4 E9 FOP=[YR=1999] S4 E10 N4 W10 $ E18 FGR=[YR=1999] S4 E3 S1 E7 N1 E11 N23 W13 S2 W8 S17 $ N17 E8 N2 E11 N30 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
2	0810	CONCRETE A	0	100	0	0	665.00	SF	6.50	6.50	100	1999	1999	3	75	3,242	
3	0810	CONCRETE A	0	100	49	3	147.00	SF	6.50	6.50	100	1999	1999	3	75	717	
4	0861	POOL GUNIT	0	100	0	0	223.00	SF	85.00	85.00	100	1999	1999	3	21	3,981	
5	0845	KOOL DECK	0	100	0	0	356.00	SF	7.25	7.25	100	1999	1999	3	75	1,936	
6	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	1999	1999	3	75	78	
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1999	1999	3	20	200	

LAND DESCRIPTION

TOTAL OB/XF 12,989

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 12/14/2022 BY TWA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS